

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2015
Frontage (ft):	49.28	Bathrooms:	3	Age:	9
Lot Area (sq.ft.):	6,853.00	Full Baths:	2	Zoning:	PRD-1
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$3,782.80
Rear Yard Exp:		Maint. Fee:	75.00	For Tax Year:	2024
View:	Yes			P.I.D.:	026-415-879

Style of Home:	2 Storey	Parking:	Total: 9 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Propane Gas	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Propane Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Other,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountain and River
Mgmt. Company:	PACIFIC QUORUM ABBOTSFORD PROP - 604-854-1734
Complex / Subdiv:	River Reach Estates
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 82 SECTION 35 TOWNSHIP 3 RANGE 30 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT STRATA PLAN BCS1493 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	None
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'1 x 6'11	Main	Primary Bedroom	15'5 x 14'4
Main	Den	9'4 x 9'6	Main	Walk-In Closet	6'4 x 7'0
Main	Laundry	6'0 x 7'8	Above	Bedroom	14'10 x 12'8
Main	Living Room	15'4 x 18'5	Above	Bedroom	14'10 x 11'9
Main	Kitchen	11'4 x 14'5			
Main	Pantry	4'2 x 5'2			
Main	Dining Room	12'5 x 11'10			

Finished Floor (Main):	1,527 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	613 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	No
Finished Floor (Total):	2,140 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,140 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

AMAZING LOCATION! Cul-de-sac lot in scenic River Reach Estates, a distinctive gated community on the shores of the beautiful Harrison River & adjacent to the spectacular Sandpiper Golf & Country Club. Finished w/ the finest details; beautiful open concept modern kitchen w/ new light fixtures, quartz counters, white oak hardwood flooring, SS Bosch appliances, commercial grade gas stove & a pantry. Custom back deck with red balau kayu, Indonesia wood, perfect for entertaining. Propane tank comes w/ the house and generator hookup! RV parking! Fresh paint in some areas and the primary bedroom on main floor comes with French doors opening up to your massive backyard deck with the ultimate privacy and a trail to the river. Close to Sasquatch Mountain Resort & Chehalis River, perfect for fishing.